



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 29, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**QUITCLAIM OF BUILDING RESTRICTION
NORTHWEST OF RAMBLA PACIFICO AND SOUTH OF MANSIE LANE
UNINCORPORATED COMMUNITY ADJACENT TO THE CITY OF MALIBU
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

SUBJECT

This action will allow the County of Los Angeles to quitclaim its right to restrict the erection of buildings and/or other structures on the property located northwest of Rambla Pacifico and south of Mansie Lane, in the unincorporated community adjacent to the City of Malibu, to the underlying fee owners, Steven Kent and Michelle Kent, Trustees of the Kent Family Trust dated December 15, 2004.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the County's right to restrict the erection of buildings and/or other structures in the property located northwest of Rambla Pacifico and south of Mansie Lane, in the unincorporated community adjacent to the City of Malibu, is no longer required for present and prospective County use.
3. Authorize the quitclaim of the County's right and interest to the underlying fee owners, Steven Kent and Michelle Kent, Trustees of the Kent Family Trust dated December 15, 2004.
4. Instruct the Chairman to sign the Quitclaim of Restriction document and authorize delivery to Steven Kent and Michelle Kent.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to find that the project is exempt from the California Environmental Quality Act (CEQA) and allow the County of Los Angeles (County) to quitclaim its right to restrict the erection of buildings and/or other structures (Building Restriction) on the property located northwest of Rambla Pacifico and south of Mansie Lane, in the unincorporated community adjacent to the City of Malibu, to the underlying fee owners, Steven Kent and Michelle Kent, Trustees of the Kent Family Trust dated December 15, 2004. The Department of Regional Planning has determined and concluded that the County's Building Restriction is no longer required.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1). The quitclaim of the Building Restriction will result in added revenue through assessment and taxation and reduce the County's possible future exposure to liability.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The area of the Building Restriction to be quitclaimed contains approximately 1.8 acres and is shown on the enclosed map attached to the Quitclaim of Restriction document.

The County's interest was acquired by Deed recorded June 29, 2004, as Document No. 04-1656744, of Official Records, in the office of the County of Los Angeles Registrar-Recorder/County Clerk, and is vested with the right to restrict the erection of buildings and/or other structures.

The dedication of the Building Restriction was required as a condition of Conditional Certificate of Compliance No. 7791, recorded November 25, 1986, as Document No. 86-1634796. However, the Department of Regional Planning filed a correction Certificate of Compliance No. 7791 (RCOC 2009 00018) which recorded on February 17, 2009, as Document No. 20090213400. The corrected Certificate of Compliance No. 7791 (RCOC 2009 00018) eliminated all of the conditions set by the previous Conditional Certificate of Compliance No. 7791. Therefore, the County's right to restrict is now irrelevant and unnecessary.

The enclosed Quitclaim of Restriction document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed action is categorically exempt from CEQA. The quitclaim of the Building Restriction is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 of the State CEQA Guidelines. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will allow for additional property taxes through the quitclaim of the Building Restriction.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim of Restriction document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors

9/29/2009

Page 4

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Lari Sheehan)
County Counsel
Executive Office

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Steven and Michelle Kent
21826 Castlewood Drive
Malibu, CA 90265-3407

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
4453-028-014 (Portion)

By _____

QUITCLAIM OF RESTRICTION

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to STEVEN KENT AND MICHELLE KENT, TRUSTEES OF THE KENT FAMILY TRUST DATED DECEMBER 15, 2004, or their successors in interest, all its right, title, and interest in and to that certain right to restrict erection of buildings and/or other structures, acquired by deed recorded June 29, 2004, as Document No. 04-1656744, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, lying within all that real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A, and delineated on Exhibit B, attached hereto and by this reference made a part hereof.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chairman, Board of Supervisors
of the County of Los Angeles

(COUNTY-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Certificate of Compliance 7791

AH:
AH-QCR CC7791.DOC

By _____
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

(COUNTY-SEAL)

By _____
Deputy

APPROVED AS TO FORM

ROBERT E. KALUNIAN
Acting County Counsel


By 
Deputy

EXHIBIT A

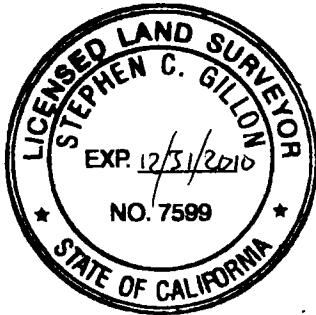
C. C. 7791

A.P.N. 4453-028-014 (NEW)
4453-028-005 (OLD)
T.G. 629 E4
I.M. 129-077
R.D. 336
S.D. 3

LEGAL DESCRIPTION

(Quitclaim of the right to restrict erection of buildings and/or other structures)

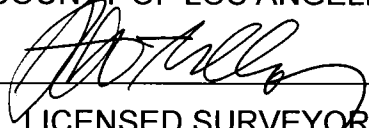
That certain parcel of land in the northeast quarter of the northwest quarter of Section 27, Township 1 South, Range 17 West, S.B.M., described as PARCEL 1 in deed recorded on February 6, 1997, as Document No. 97-200011, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.



APPROVED AS TO DESCRIPTION

JUNE 18 . 2009
COUNTY OF LOS ANGELES

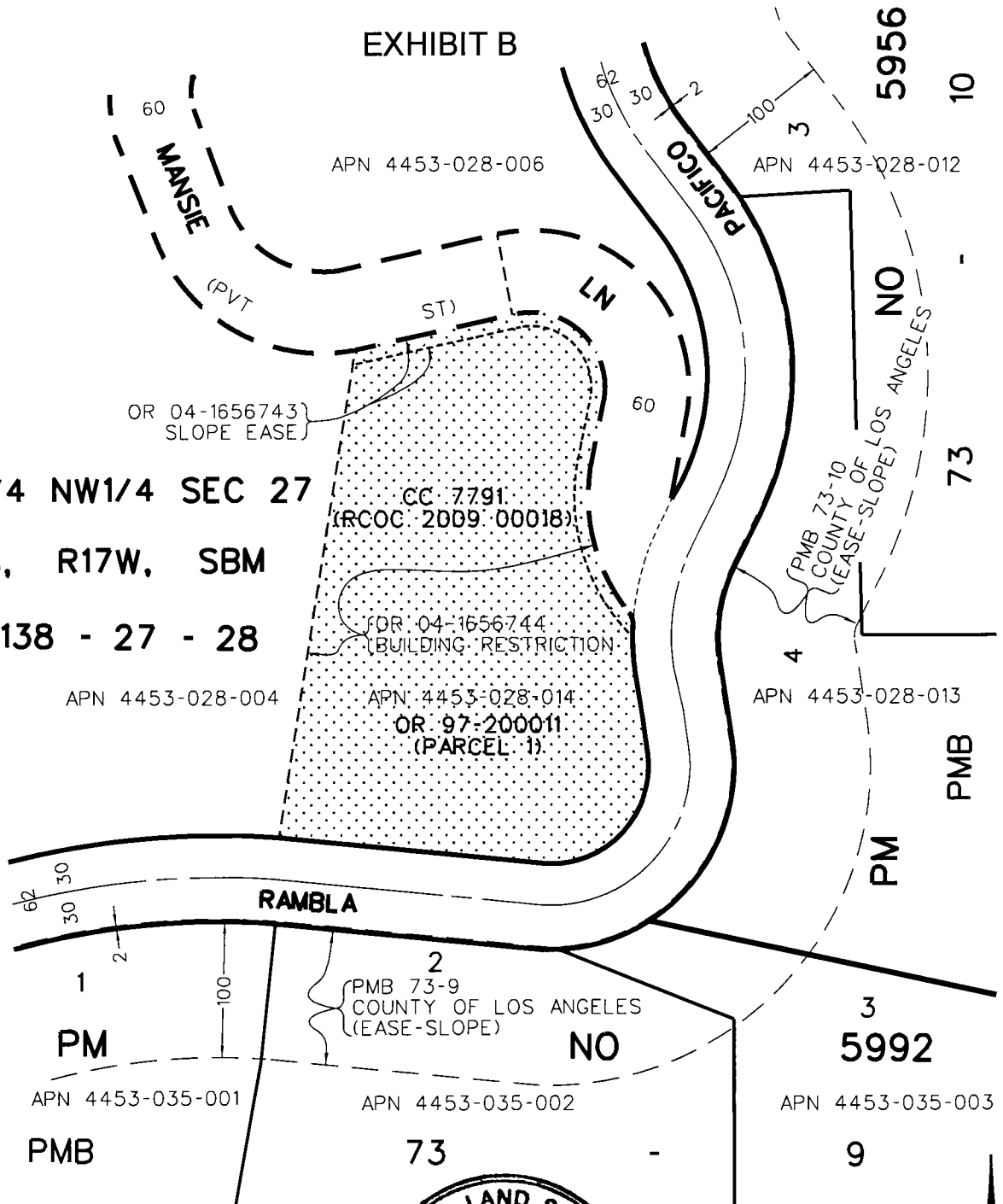
By


LICENSED SURVEYOR

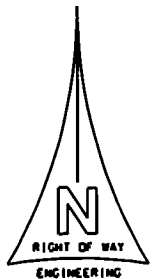
Survey/Mapping and Property Management Division

EXHIBIT B

NE1/4 NW1/4 SEC 27
T1S, R17W, SBM
RS 138 - 27 - 28



Signature
6/30/2009



LEGEND	
	PROPOSED QUITCLAIM OF THE RIGHT TO RESTRICT ERECTION OF BUILDINGS

DEPARTMENT OF PUBLIC WORKS				MAPPING & PROPERTY MANAGEMENT DIVISION	
S.D. 3	R.D. 336	A.P.N. 4453-028-014 (NEW) 4453-028-005(OLD)	T.G. 629 E4	C.C. 7791	DRAWING NO.
SCALE 1" = 120'		BY : M.T. DATE: 04/09/09	I.M. 129-077 H.N. 132-089	VICINITY OF RAMBLA PACIFICO AND MANSIE LN	4453-028-014

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Steven and Michelle Kent
21826 Castlewood Drive
Malibu, CA 90265-3407

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
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Assessor's Identification Number:
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Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chairman, Board of Supervisors
of the County of Los Angeles

(COUNTY-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Certificate of Compliance 7791

AH:
AH-QCR CC7791.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side.

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) ss.
COUNTY OF LOS ANGELES)

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The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

(COUNTY-SEAL)

By _____
Deputy

APPROVED AS TO FORM

ROBERT E. KALUNIAN
Acting County Counsel

By 
Deputy

EXHIBIT A

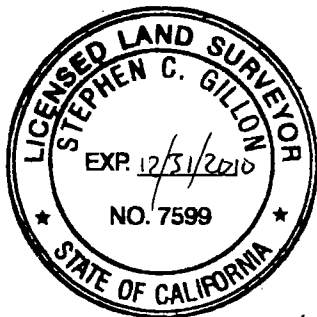
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APPROVED AS TO DESCRIPTION

JUNE 18, 2009
COUNTY OF LOS ANGELES

By

A handwritten signature in black ink, appearing to be "A. M. Kelly", written over a horizontal line.

LICENSED SURVEYOR

Survey/Mapping and Property Management Division

EXHIBIT B

NE1/4 NW1/4 SEC 27

T1S, R17W, SBM

RS 138 - 27 - 28

APN 4453-028-004

APN 4453-028-006

APN 4453-028-012

5956

10

OR 04-1656743
(SLOPE EASE)

CC 7791
(RCOC 2009 00018)

OR 04-1656744
(BUILDING RESTRICTION)

APN 4453-028-014

OR 97-200011
(PARCEL 1)

APN 4453-028-013

NO

73

(PMB 73-10
COUNTY OF LOS ANGELES
(EASE-SLOPE))

4

PMB

PM

RAMBLA

(PMB 73-9
COUNTY OF LOS ANGELES
(EASE-SLOPE))

NO

3

5992

APN 4453-035-003

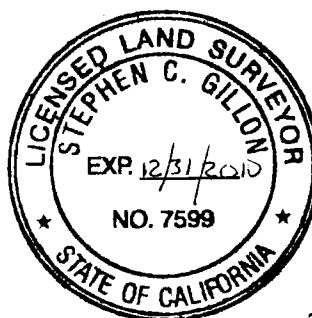
APN 4453-035-001

APN 4453-035-002

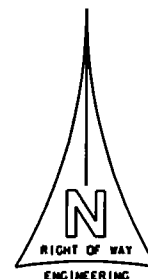
9

PMB

73



Signature
6/30/2009



LEGEND



PROPOSED
QUITCLAIM OF THE RIGHT
TO RESTRICT ERECTION
OF BUILDINGS

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

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